

LEASEHOLD



Maisonette (EPC Rating: D)

1B DUNBAR ROAD NEW MALDEN KT3 3RF

Asking Price

£265,000



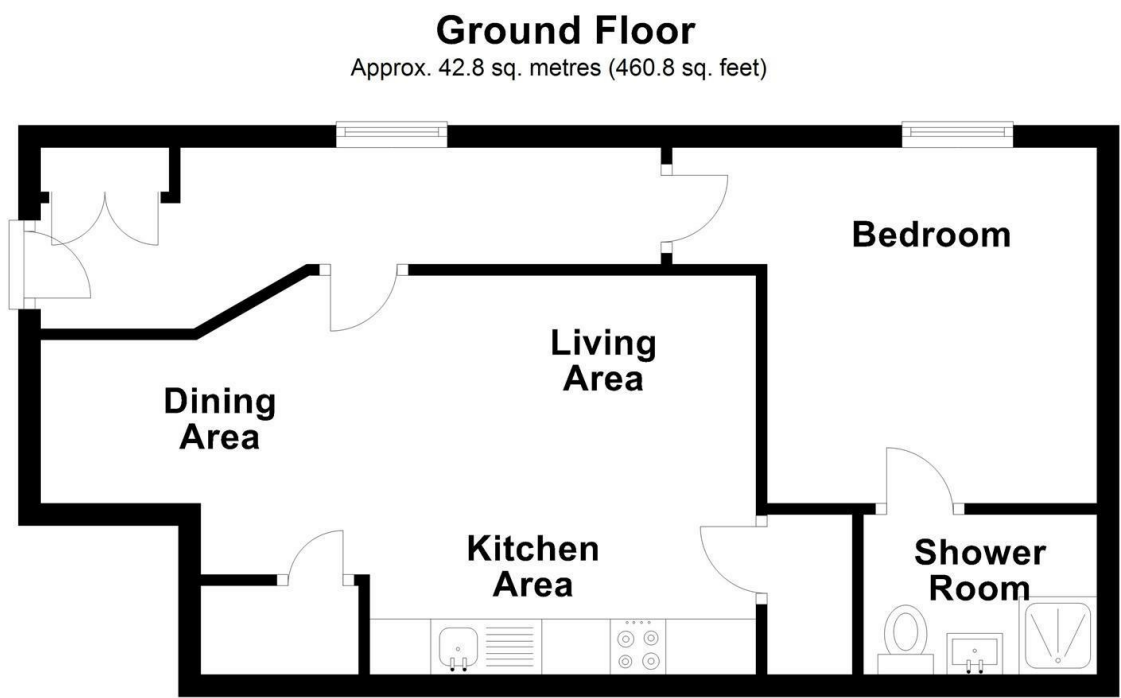
1 Bedroom Maisonette located in New Malden

A beautifully presented one bedroom ground floor maisonette, ideal for first-time buyers, downsizers, or investors alike.

Benefiting from its own private entrance, the property boasts a bright and spacious open plan living room / kitchen with integrated appliances, a well-proportioned double bedroom and a contemporary bathroom. Tastefully decorated throughout, this modern property is ready to move into while still offering potential for personalisation.

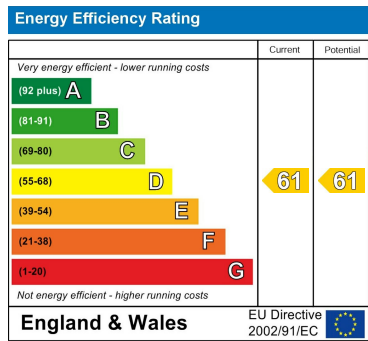
Located just a short walk from New Malden High Street and mainline station, with fast and frequent trains to London Waterloo, this property is also well-positioned for local shops, cafes, schools, and bus routes. The A3 is easily accessible for drivers, connecting you to central London and the M25.

The property will be sold with a new 125 year lease and an opportunity to purchase a 50% share of the freehold, within the first 5 years at the then market rate. Service charge (including building insurance) £500p/a and ground rent £5p/a.



Total area: approx. 42.8 sq. metres (460.8 sq. feet)

Council Tax Band
C
Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

